



Allandale Neighbor

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ANNOUNCEMENTS

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for this newsletter.**
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with inquiries!



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Association
and Allandale Neighbors**

Allandale Pecan Trees

Steven Zettner

Back in 1974, Clyde Weatherby decided to plant a pecan tree. Clyde's neighbor on Bullard Drive, Gene Bradford, recalls Clyde had the worst green thumb of anyone she knew. With his record, Gene said, "We figured the tree didn't have a chance." But this was no casual under-

taking. Clyde watered and babied the tree every day. The tree grew. Then one day, Clyde's daughter Ann De Graffenried recalls, the lawn man accidentally

mowed the tree down.

Pecans in Allandale have had their share of triumphs and reverses. Below, I will cover a little history, talk about planting

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PARD Reveals New Vision for Beverly S. Sheffield Northwest Park

Mary Fero

Following much anticipation, PARD presented the 'draft final' Vision Plan for Beverly S. Sheffield Northwest District Park on August 3. PARD also scheduled two pop-up events for Saturday, August 7, and Sunday, August 22 (10 a.m. – noon) to give neighbors a chance to talk directly with Vision Plan team members.

PARD will present the final plan to the Austin Parks and Recreation Board for approval in December, and features of the approved plan will be phased in according to established priorities and budget availability.

The Vision Plan and its implementa-

CONTINUED ON PAGE 4

Allandale T-Shirts and Yard Signs

Steve Johnson

Did you know that you can show your Allandale pride with a T-shirt designed by our very own Social Committee?

We have different designs and sizes, including kids' sizes and adult sizes rang-

CONTINUED ON PAGE 8

Allandale July 4 Parade

Diana Wheeler

This year saw the return of the annual July 4th Allandale parade, jokingly called "the world's shortest parade route." For over 20 years, it has started at the same location at White Rock Drive and Bullard Drive, and ended at Gullett Elemen-

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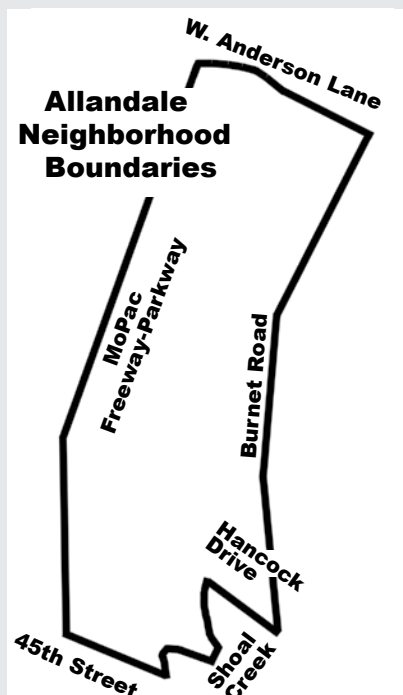
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ANA Executive Committee meetings are held on the
first Wednesday of the month at NW Rec Center.
General Membership meetings are held in April and
October. (Meetings are currently held via Zoom)

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President's Letter

By Diana Wheeler, ANA President

(512) 699-1848 Allandale.neighborhood@gmail.com

Hello neighbors,

In October at the ANA General Membership meeting, a new slate of volunteer board members and officers will be inducted. I and several other board members will have fulfilled our terms and be rolling off. I've enjoyed my time with the ANA, serving our community and interacting with other dedicated and fun board members and neighbors. This experience has also been fascinating and surprising, in that people who have so much in common can often be so much at odds about how to implement our various visions of what's best for Allandale. My overall take on our hyper-local neighborhood politics (which is maybe not so different from broader politics) is the same message that's displayed on the marquee at Lamar Middle School: BE KIND.

We're still seeking an editor for this newsletter. Interested?
Contact us at allandaleneighbor@gmail.com for more info.

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PARD Reveals New Vision for Beverly S. Sheffield Northwest Park

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tion coincide with replacement of the swimming pool (part of the Aquatics Master Plan) and major restoration work on the dam and related flood control features by Watershed Protection. Major construction on the pool, pond, and the dam will occur in 2023-2024 (details below).

You can find PARD’s presentation and the map of proposed features at the Vision Plan web page under **Meeting 3 Presenta-**

tion: <http://www.austintexas.gov/sheffieldNWpark>

While you’re there, you can share your opinions, concerns or enthusiastic support for the proposals in **Community Survey #4**.

Otherwise, here’s a quick run-down of the Draft Final Vision Plan for Beverly S. Sheffield Northwest District Park. Looking at the map may provide better context.

New And Upgraded Park Features

Accessibility

- Improved signage will direct visitors to and through the park.
- All proposed changes will meet Texas accessibility standards.
- The existing pedestrian bridge over Shoal Creek will be expanded to 15 feet to provide ease of access for pedestrians and room for cyclists to pass. The decking for the bridge will be concrete.
- A staircase of limestone blocks will be constructed to lead down into the park.
- The road on the north side of the park -- from the pool area to the tennis courts -- will be converted to a pedestrian and bike trail designed to connect to Shoal Creek Boulevard; cars will travel through the side parking lot around to the pond.

Greenspace

- The park will provide more greenspace by eliminating 133 parking spaces.
- Shade structures will be added to the parcel of land between the creek and Shoal Creek Boulevard near the pedestrian bridge; otherwise it will be a grow zone with native grasses and wildflowers.
- A large oval-shaped great lawn will be created near the pond by removing additional parking spaces in that area.
- The open area between the baseball field and the pond will be maintained as an informal, multiuse space.
- Several parking spaces will be added at the “pocket park” west of Shoal Creek Boulevard, along with a few shade structures.

Sports Play Areas

- The existing tennis and basketball courts will remain in their current locations.
- Up to three pickleball courts will be added.
- A bike playground (or pump track) is planned for the existing greenspace at the entrance to the park on Ardath Street.

Playground

- A new playground with a nature-based design will be constructed in the existing location.
- A playground for small tots will be located in the area near the current restrooms.

Restrooms

- New restrooms will be constructed near the parking lot/great lawn area near the pond to provide convenient accessibility for users of the playground, sports courts and other areas.

Pond Expansion

Among the most dramatic changes proposed are those at the pond, which will be expanded from its current size of .75 acre to 1.07 acre. It also will be deepened as part of a conversion to a “stormwater pond” designed to retain and filter water before its release into Shoal Creek.

- A boardwalk is included to create guided access for visitors to experience the pond up close, with design effort toward maintaining safe nesting habitats.
- The pond expansion with boardwalk design would save the island, but would require removal of six to seven of the older, established bald cypress trees.
- Native and deep plants will be installed to mimic native conditions; Mueller Southwest Greenway is a successful model for implementation of water quality engineering and maintenance of avian and aquatic habitat.

Pool Replacement Project

The city’s Aquatics master plan

includes major updates to Northwest pool. Project construction is planned for 2023-24, with projected pool closure after the 2023 swim season and during 2024.

- Establish a 50-meter aquatics facility, replacing the main pool tank with the same configuration.
- Replace the pool deck and filtration system.
- Add fun activities such as a slide or climbing wall.
- Renovate restrooms.
- Construct a new building for concessions.
- Site also will get utility connection upgrades and stormwater improvements.

Dam Restoration Project

Significant work to shore up the dam and reduce existing and potential erosion will coincide with other major projects in the park in the 2023-24 timeframe.

- Concrete sidewalks will be added to trails on top of the dam to protect the embankments from eroding when

floodwaters overflow the dam.

- Woody vegetation will be removed on the dam (creek hillside) to decrease potential instability.
- The tall vertical walls that surround the informal soccer field will be evaluated for possible re-engineering.
- Expansion plates will be added to the pedestrian bridge to eliminate pressure on the walls of the dam as the bridge shifts with rises in temperature.
- Baseball facility structures will be stabilized to eliminate shifting.
- Additional localized erosion repair will be completed as needed.

If you have ideas you’d like to share, don’t be shy. The PARD Vision Plan team continues to incorporate changes as they put the finishing touches on the final plan.

With all of these projects taking place at once, our 65-year-old park will be getting more than a facelift. It’s getting a new lease on life. ☘



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Being an Allandale resident, I know first-hand why this neighborhood is the best place to call home. Both of my children are proud Gullett alumni, and we love the sense of community this neighborhood brings. I am the founder and principal of Juice Real Estate and have lived and sold real estate in 78757 since 2003, establishing a reputation as a top agent in central and northwest Austin. If you are considering selling your home or just have a question about real estate, do not hesitate to reach out.



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Some history

Their population has fluctuated over time. 200 years ago, their range extended beyond the core creeks to adjacent low-lying areas. 19th Century settlers cleared many pecans to plant cotton or raise cattle, as was done in Allandale. By 1940, pecans grew only in the creek itself. Many of those creek trees were probably destroyed in the 1981 flood.

Ironically, it was suburban sprawl that enabled pecans to reconquer their former territory. As homeowners like Clyde moved into their new homes in the years after WWII, they planted yard trees. Pecans were especially popular. Most early Allandale residents grew up in the Great Depression. Planting a shade tree that

The oldest pecans in Allandale are thus a mix of native trees and early improved varieties like Stuart, Desirable, or Brake. Newer trees may come from nurseries, which sell improved USDA varieties, but some, especially along fence lines, are ‘mongrels’ dropped by improved varieties but pollinated from random dads. As implied, nuts from mongrel trees have mixed traits.

From all of these sources – native, improved, and mongrel, Allandale today has about 2,000 pecan trees. This may be one of the highest urban concentrations anywhere in the world.

Pecans are making a 'last stand' in Allandale. Being large, messy trees, almost no pecans get planted in new development these days.

Pecan trees are tough. Despite being mowed over multiple times, Clyde's tree bounced back, and today shades the

Planting a Pecan Tree

People with limited space will want to plant Pawnee, a dwarf variety with excellent nuts. People with more space have more varieties to choose from. The Travis County Extension agent recommends Caddo, Desirable, Oconee, Pawnee, Prilop, Elliott, Forkert, or Kanza. Often, varieties with larger nuts require more care to optimize harvests, while varieties with smaller nuts are easier but require more shelling.

Don't buy trees from big box retailers. I have made this mistake before. You might get lucky, but you might get a tree that suffers for years. Use a local nursery.

If you are less concerned about the nuts and just want a vigorous tree, consider planting a nut. Collect some from the native trees around the playground in Northwest Park this October. Trees from nuts, especially native ones, will always grow faster and be healthier. You can later

Plant away from the house, in full sun. Make sure the rootball is at grade. Trees tend to sink a little in loose dirt after planting. If the root base is too low, the tree will never do well. It's okay to gently shake the roots and spread the lateral roots out. That ensures they don't girdle inside the planting hole. Don't mix fertilizer in the planting hole – ladle compost on top. Mulch away from the trunk in a donut arrangement.

Estimate age by measuring the trunk's circumference at breast height (or lower to avoid big branches). Divide this by 3.14, and multiply by a 'growth factor'. In Allandale, a good growth factor for mid-aged, well-cared-for improved varieties is 2.2.

Guessing variety can be tricky. Figuring out age is a good start, because some varieties have been more popular at different times.

The tree's sex can be determined in the spring by examining the tassels. Thick, fat

tassels that turn brown in late April are 'protandrous.' Long, skinny tassels that turn brown in early May are 'protogynous'.

Next, inspect the nuts. Small, hard, native nuts are easy to identify. For improved varieties, Google ‘Thompson and Grauke’, two prominent USDA researchers, for their detailed online database of better-known varieties. It includes photos. If your pecans are medium size and not paper-shelled, they could be mongrel. ☞

Steve Johnson

Unfortunately, our beloved Beverly S. Sheffield Northwest District Park pool never opened this year, for a variety of reasons.

First, lifeguard hiring, put on hold in March 2020, was unable to start until March 2021. The city was further hamstrung by the **inability to train as many guards at time, due to Covid.**

Second, the February freeze did devastating damage to all city

pools and Northwest in particular; mostly plumbing (bath houses and pump room). The City first had to conduct an asbestos abatement and then wait for its plumbing contractor, stretched thin from service to other pools, to fix the issues.

As if that wasn't enough, the rains on June 2 and 3 knocked out power. Total cost of repairs for all of these things was about \$20,000.

**The city expects Northwest Pool to open in Spring 2022.
See you then!**

If you have questions, contact the aquatics department at aquaticsoffice@austintexas.gov or call (512) 974-9330 ☼



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A photograph of a modern living room. In the foreground, there is a black leather Eames-style lounge chair with a matching ottoman. Behind it is a brown sectional sofa adorned with three yellow and green patterned throw pillows and a bright green blanket draped over one end. A large, white, spherical pendant light hangs from the ceiling. On the wall behind the sofa is a framed abstract painting. To the right, a window is covered with light-colored curtains. The floor is partially covered by a blue and white geometric patterned rug.

Allandale T-Shirts and Yard Signs

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Safety Signs

The Safety Committee came up with four messages with graphics that are printed on yard signs. You may have seen these as you drive through the neighborhood. These are available if any of our Allandale neighbors would like one. Please contact ana_safety@googlegroups.com to arrange to pick up a sign or have it delivered to you. A suggested donation of \$10 per sign is optional.

The four options are:

- Be prepared to stop quickly
- Stop signs are for everyone
- At night use a light
- Share the road



See other t-shirt design on front page.

Let's Hear it for the Boys!

Christina Duhon



In the heart of Allandale, there are fields where boys and girls play hard and dream big. Dreams came true for a special group of 12 boys in the 10U Little League District 11 Tournament, the Northwest Little League "Dirtbags."

In Little League, when you turn 10, it is the opportunity to be part of a tradition in baseball. Teams get to begin competing in citywide all-star games. These games feature teams that have played each other in previous summer seasons. There are serious rivalries. The teams have felt the sting of defeat, and dream to hold the D11 District Champion banner.

There were only four city teams in the tournament this year: Balcones, Leander, Western Hills, and Northwest Little League. The path for NWLL to win the championship took them through the loser's bracket into two must-win games against Western Hills. However, even the first game, in which NWLL faced Bal-

cones, was a hard-fought, extra-inning battle to the end.

With two outs, two strikes, a runner on second, and down by two, NWLL hit an in-the-park home run to send the game into extra innings, where they ultimately won the game in eight innings. The next game was a run-ruled loss to Western Hills, which put NWLL into the loser's bracket, where they faced and beat Balcones. The dreams of winning D11 were still alive, but the team would have to beat a strong Western Hills team twice.

The first game was a pitching duel, where two NWLL pitchers worked together to secure a 2 - 0 shutout of Western Hills. NWLL moved on to the championship game.

Rain was forecasted for game day, but was to end by game time. The dads and coaches worked together to tarp the field and get it ready for the game at NWLL. The team, coaches, and families wanted to play on their home field. They wanted to win on their home field.

The game did not start well for the boys, and NWLL was losing by the fifth inning. Things did not look good for the team. However, with heart, grit, and determination, the boys fought back and scored two runs in the bottom of the fifth to seal a win for our team and earn the honor of being D11 City Champions!

The boys continued to sectionals, where they ended up being eliminated by Lufkin Little League. It was a great season of baseball, full of fun, new friendships, and great comeback stories. The boys learned to never give up and to trust their team. They learned that practice and working hard can pay off. They earned their "Dirtbags" name by playing with so much grit and determination.

To all the parents and kids who sacrificed so much for a wonderful season, thank you. To all the friends and family members who came out to support the team, thank you. A special thanks goes out to Coach Marcus, Mark, and Jay – your love of the boys and dedication to the team helped them get better, be stronger, and reach their goals. Let's go Dirtbags!!! ⚾

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Allandale July 4 Parade

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tary School. We weren't able to plan an after-parade carnival at Gullett this year (Covid complicated the logistics), but the parade was still a well-attended and fun event that brought people together. In addition to dozens of individuals and pets on foot, bikes, and in classic cars, we had marching groups of Girl Scouts, Boy Scouts, drummers, and neighbors who created floats. Some elected officials in attendance were Travis County Judge Andy Brown, County Commissioner Brigid Shea, and County Court #6 Judge Brandy Mueller.

Huge thanks go to the ANA Social Committee for coordinating, and also thank you to our amazing parade sponsors:

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Quick Bites

Robert Mace

Just as we started venturing out, here comes Delta, kicking up confirmed cases and hospitalizations. Even though we are vaxxed to the max, Delta has given us pause on venturing out until the wave has passed. Austin health officials recommend that we all mask back up when indoors.

Fat City, the **Peached Tortilla**'s slider side hustle, is now open at **Yard Bar**, along with a new concrete parking lot. The Houston sammich-slinger, **Local Foods**, has opened its pop-up at 5350 Burnet Road, and is available for pick-up and delivery only. **Project Pollo**, a fake chicken joint out of San Antonio, is now open over by **Hopdoddy**. **Haru Ramen** is rebranding as **Ichi-Umi Ramen** (which means "widest ocean"). **China Family** looks like it's close to opening, while **Bird Bird Biscuit** appears to finally be working on its new near-us location at 1401 Koenig Lane. The revolving kitchen door at **Kitchen United** saw the openings of **Camile Thai**, **Greenleaf**, and **Mekata** (South American chow). **East Side Pies** will return to our area after moving into 5530 Burnet Road (the old **Hey Cupcake** location).

Sadly, we've had a couple closings (and near closings) over the past two months. It's been a hard coupla months for Mediterranean food, with **Sarah's Mediterranean Grill** on Burnet Road and **Tinos Greek Café**, over yonder next to **Dos Batos Tacos**, both closing. **Trudy's North Star** has been closed for remodeling, but expects to reopen on August 2. **Luby's** must be a cat, because they've survived yet another near closure. The **Chicken Salad Shoppe** has moved out of the 'hood to brick and mortar at the Furniture Mall of Texas at I-35 and Parmer Lane. **Austin Daily Press** closed up shop at Kitchen United, and the **Little Beast Slider Co.** rolled out of the trailer park at 5000 Burnet Road. Someone on **Next-door** posted that **Fresh Plus** had bought out **Arlan's Market** over in Crestview, but this hasn't been verified as of press time.

Thrillist named the Wundershowzen from **Juiceland**, Southern Fun at **The Peached Tortilla**, and the coconut crème pie at **Chez Zee American Bistro** as

among the "Most Essential Food Experiences in Austin." **Thrillist's** list of "Best Kolache Shops in Austin" included **Austin Kolache & Koffee Shop** and **Lone Star Kolaches**. The **Austin American-Statesman** included the French Dip at **Bartlett's** and the Apricot Chicken Salad at **The Chicken Salad Shoppe** as among

the city's best sammiches. Not to be out mustarded, **Eater** released its own best sammiches list, which included **Bidermann's Deli**, **Little Deli & Pizzeria**, and **Way South Philly**.

Until next time: keep on chowin'!

For links and color photos, please visit www.austinwanderlist.com. ☘

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Old Thousand

Robert Mace

Much of Chinese chow in the U.S. is actually American Chinese cuisine. Beef & broccoli, chop suey, crab rangoon, General Tso's chicken, fried wontons, sesame chicken, and fortune cookies, to name a baker's half dozen, are American concoctions not found in China, con-jured to meet minimal American stan-dards. The chefs at Old Thousand (James Dumapit, formerly of Uchiko and now of Suerte, and David Baek, formerly of Uchi and Thai Kun and now of Oseyo) remixed American Chinese back with Chinese with a healthy dollop of Texas, hip-hop, and a chef's touch.

The showstopper is the umami thrill-ride named Brisket Fried Rice (house smoked beef brisket, Chinese pork sau-sage, scallion, and egg; \$18.50). The fla-vor is so smoky and beefy that I had to keep making sure that the take-out box wasn't on fire. This is a dish that coal-burns into your memory like your first brisket (you do remember your first bris-ket, right?). The Chili Wontons (chicken

wontons, chili relish, spicy chili oil; \$6.5) are five pillows of pain (but not too much) and flavor, another menu stand-out.

The Xiao Mian (wheat noodles, pea-nut, szechuan peppercorn, spicy chili oil; \$13.5) is one of Old Thou's vegan dishes, as is the Salt & Pepper Tofu (fried tofu, Anaheim chili, pickled sweet pepper, onion, ginger, ponzu, and jasmine rice; \$15.5), and both, although not as amaz-ing as the brisket and wontons, are elevat-ed versions of old Chinese-American standbys.

We've only been able to do take-out since, as of late July, Old Thousand on Burnet Road (bequeathed with the panda head and "Dope Chi-nese") had not yet opened up their dining room (the dining room is open at

the original 11th Street location). It'll be curious if Old Thou can recreate the soundtrack and energy of 11th Street.

Although named after a wildcard mah-jongg tile that's also a term for an artful gambler, Old Thousand is far from a gamble; you can count on inventive rein-ventions of tired American-Chinese cui-sine with a Texas twang.

Old Thousand, 4805 Burnet Road, (737) 222-6637(option2), <https://oldthousandatx.com/#>, full color review at www.austinwanderlist.com ☼



Lettuce Recycle

Dena Houston

Recycling On The Road

On a recent road trip, it became very apparent that recy-cling collection bins are often non-existent. Gas stations (where we clean the trash out of our car) don't always have these bins. In addition, there is no recycling collection at any of the highway rest or picnic areas in Texas.

What to do??


As we were having lunch at a picnic area near Abilene, I looked at our aluminum drink cans, looked at the trashcan, and had to make a decision—throw them away or hang on to them for the week we would be traveling. I knew these cans wouldn't be going into my landfill, but I just couldn't throw them into another community's garbage dump.

So, a decision was made. We set up a recycling collection bag in the car and a box in the cabin we rented in Cloudcroft. At the end of our trip, we brought a week's worth of recyclables back to Austin and put them into our single-stream recycling bin.

More Travel Recycling Ideas

- Carry reusable bags for shopping—many places (especially in Europe) either charge for bags or don't even provide them.

CONTINUED ON PAGE 16



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Lettuce Recycle

CONTINUED FROM PAGE 15

- Carry a refillable water bottle. This reduces plastic waste. Also, refillable bottles are often insulated.
- Carry non-plastic eating utensils. Take a fork, serrated knife, and spoon for each person.
- Plastic containers—use these for restaurant leftovers, etc. They are easily washed and a great way to use for packing delicate souvenirs for the trip home.

Recycling Cheat Sheet For The Blue Bin

As the author of *Lettuce Recycle*, I receive many recycling questions. Below is a “cheat sheet” for recycling. It doesn’t

address all recycling questions, but it helps provide a basic understanding of what can and cannot go into the blue curbside bin.

1. Nothing smaller than a credit card.
2. No mixed materials, e.g., plastic soap pump with metal spring, candy wrappers, orange juice cartons, waxed paper coffee cups.
3. No contaminated paper products, e.g., wet paper (even if dried out), pizza boxes, paper with food product on it.
4. Nothing that can wrap around sorting machinery or that poses a danger at the recycling facility, e.g., plastic bags, wire coat hangers, rope, garden hoses, hypodermic needles, or aerosol cans with any-

thing in them. Empty aerosol cans CAN go into the blue bin.

5. Lid rules—All glass jars need to have their lids removed. Keep all plastic lids on plastic bottles and containers. All separate lids smaller than a credit card go into the trash.
6. Shredded paper does NOT go into the blue recycling bin. If it is contained in a paper or compost bag, it can go into the green curbside compost bin.

Here is a very informative City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>

If you have any questions or recycling ideas, please send them to: recycling@hpbw-bana.org ☼

Allandale Social

Allison Thompson, Allandale Social

Allandale Block Captains Needed for 2021!

We are on a mission to get a block captain for every street in Allandale! Why? Because a block captain is an integral component of keeping our neighborhood safe, happy, and fun! The primary goal of a block captain is to create a sense of community on your street. This person will also help facilitate any needed information exchange between neighbors and the Allandale Neighborhood Association (ANA). Being a block captain is a one-year commitment from January to December. We know we are getting a late start for 2021, but your commitment will end on December 31, 2021.

Required Job Duties:

- Coordinate National Night Out for your block in October.
- Serve as a point of contact between your block and the ANA on issues related to safety, zoning, membership, parks, etc. We expect this to be minimal work, if any.
- Attend an annual block captains’ meeting.

Optional Job Duties:

- Coordinate your block’s participation in ANA events such as 4th of July parade, It’s My Park Day, creek clean-

ups, etc. New ANA events, post-pandemic, are being planned!

- Welcome new neighbors on behalf of your block and the ANA.
- Create events for your block (e.g. Halloween, children’s activities).
- Create methods of communication for your block (a block-level listserv, phone tree, directory or shared contact info, etc.).

If you are interested in being the 2021 block captain for your block, please email allandalesocial@gmail.com for more information! ☼

Real Estate Round-Up

Debbie Trominski

It’s almost time for the ol’ 337 to come back into our lives. Just when I thought that Allandale had it all in terms of convenience, I learned that it even has more! When my oldest started at McCallum, we discovered the magic of the 337 Capital Metro bus that basically takes a straight

As Compared to the 1st Half of 2020		
+ 31%	- 56%	- 23%
Avg Sales Price	Avg DOM	Homes Sold
\$946k	7	56
Jan-Jun 2021	Jan-Jun 2021	Jan-Jun 2021

shot to McCallum from the end of our street. While she did online learning last year and didn’t ride the 337, we still give the bus a familiar nod when we see it on the streets about town.

Allandale’s allure is apparent when you see all the price appreciation and redevelopment happening in our neighborhood. Besides the allure of convenience, you have large lots, charming mid-century architecture, bike lanes, a dog park, an enormous park and pool, heritage trees, and great schools. Nothing is missing. We even have the best selection of tacos and Mexican food surrounding us on three sides.

The attraction of our area is showcased in our real estate results when you compare the first half of 2020 to the first half of 2021. According to the Austin Board of Realtors, between these two time periods, 23% fewer homes have sold (due to the local inventory shortage), prices have surged by 31%, and the average days on market dropped by 56%. These numbers are jaw-dropping! I anticipate that the market will level out and we won’t see such huge shifts in the future, but prices will remain high and continue to climb albeit at a less rapid pace. ☼

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